

# 259 W 22nd St

Multi-Family Townhouse · Block & Lot 772-15 · Chelsea

**\$2,500,000**

\$15,797 Annual RE Taxes

## FEATURES

- Garden
- Terrace
- Wood-burning fireplace
- Decorative fireplace

- 2 Units
- 4 Floors
- 8 Rooms
- 3 Baths

Lot Dimensions: 18'9" x 98'9"  
Building Dimensions: 18'9" x 55'  
Zoning: R-8B

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**BASEMENT:** Finished basement with exposed stone foundation and polished cement floors. Professional screening room. 800 bottle capacity wine cellar with commercial grade refrigeration. Office. Full bathroom. Built-in storage. Mechanical rooms.

**GARDEN FL:** Separate entrance into a private garage. Loft-like living/dining floor with high ceilings, exposed brick and wood-burning fireplace. Wall of glass doors open to a large, private garden. Custom kitchen with cherry cabinetry. Stainless steel, top-of-the-line appliances.

**SECOND FL:** Rear master bedroom overlooking garden. En suite master bathroom. Walk-in closet. Front second bedroom, three windows wide. Stairs up to third bedroom, three windows wide. Central computer/television room. Full bathroom with Jacuzzi. Washer/Dryer.

**THIRD FL:** Third floor rear. Living/dining area with doors opening to terrace. Windowed kitchen. Full bathroom. Large coat closet. Washer/Dryer.

**FOURTH FL:** Front open living room, three windows wide with skylights. Office area. Rear bedroom with walk-in closet. Large windowed bathroom.

**COMMENTS:** Upper duplex leased at \$4,200 through May 2006. All systems have service contracts and are well maintained. Gas boiler. Two water heaters. Sump pump. Two built-in gas grills (one with rotisserie). Superb Italian lighting throughout. Security system with glass break and motion detectors. Current Certificate of Occupancy is two-family.